

**GREENSBORO COMMUNITY RESOURCE BOARD  
REGULAR MEETING  
SEPTEMBER 17, 2009**

A regular meeting of the Greensboro Community Resource Board was called on Thursday, September 17, 2009, in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 3:03 p.m. The following Board members were present: Chair Tijuana Hayes, Carolyn Biggerstaff, Kathleen Sullivan, Joe Wood, Kathy Hartsell, Bennett Hollers, and John Martin. Staff was represented by Dan Curry, Michael Blair, and Cyndi Blue.

Chair Hayes welcomed those in attendance.

**APPROVAL OF MINUTES FROM AUGUST 20, 2009 MEETING:**

Mr. Wood moved to approve the minutes from the August 20, 2009 meeting as amended, seconded by Ms. Hartsell. The Board voted 6-0 to approve the motion. (Ayes: Hayes, Biggerstaff, Sullivan, Wood, Hartsell, Martin. Nays: None.)

**PUBLIC HEARING: 2008-2009 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER).**

Ms. Hollers joined the meeting at 3:15 p.m.

Mr. Blair discussed highlights of the 2008-2009 CAPER. The City is on track to complete the five-year goals for the current Consolidated Plan in single family home ownership, affordable rental housing development, and owner occupied housing rehabilitation. During the year staff worked with UNCG and other community partners to update the Analysis of Impediments to Fair Housing Choice; there were 6 second mortgage loans to first time home buyers through several programs and 63 single family and 20 multifamily housing units were addressed through the Lead Safe Housing Program. He pointed out that revitalization work is progressing in the Willow Oaks and Ole Asheboro neighborhoods and an EPA Grant will fund the clean up of contaminants in the South Elm Street Redevelopment area.

There was no one from the audience wishing to speak on the CAPER report. Mr. Wood moved to close the Public Hearing, seconded by Ms. Sullivan. The Board voted 7-0 to approve the motion. (Ayes: Hayes, Biggerstaff, Sullivan, Wood, Hartsell, Martin, Hollers. Nays: None.)

Mr. Wood moved to accept the CAPER and recommend that staff submit it to the Department of Housing and Urban Development, seconded by Ms. Sullivan. The Board voted 7-0 to approve the motion. (Ayes: Hayes, Biggerstaff, Sullivan, Wood, Hartsell, Martin, Hollers. Nays: None.)

**PRESENTATION OF THE 1<sup>ST</sup> QUARTERLY RENTAL PROPERTY REPORT:**

Mr. Blair stated that the report identifies property approved by the CRB over the last several years. The report contains a portfolio that is very competitive in terms of occupancy compared to the City as a whole. The user-friendly format will help staff identify trends before problems arise. The Board discussed the chart showing the color coded ranking of occupancies and subsequent cash flow.

Chair Hayes inquired if funds were available for renters falling behind on monthly payments. Justin Brooks, Regional Manager of Affordable Housing Management, pointed out the overall impact of overdue rents along with qualifications for the Homeless Prevention Rapid Recovery Program (HPRP). He commented that all complaints must be filed and treated the same in every situation but there is a window of time where the HPRP can successfully intervene.

### **OLD BUSINESS:**

At the request of Mr. Wood, Mr. Curry commented on the funding situation in preparation for the February 1, 2010 opening of the Civil Rights Museum. He explained that the City advanced redevelopment funds to the project making it possible to complete construction within the tight timeframe.

Mr. Curry informed the Board that the Public Information Session for the Housing Request for Proposals will be held September 17, 2009, at 6:00 p.m. at the Chavis Library.

Staff held a meeting recently to discuss the process to begin allocating the Housing Bond funds approved by the voters in 2008 in the amount of \$1,000,000. City Council voted to accelerate a number of the bond sales to address the current needs of the community and to create jobs. The primary focus of the funds is on housing and foreclosure counseling. Staff plans to have recommendations for the Board's review in November or December of 2009.

Mr. Curry indicated that staff is still working with the State on the Neighborhood Stabilization Plan (NSP-1). The NSP-1 addresses properties that have been foreclosed during purchase or renovation. He hopes to have the funds available to purchase the foreclosed properties before the end of the year.

Ms. Blue explained the Good Neighbor Next Door program for foreclosed properties at the request of Chair Hayes. This program applies to first time home buyers who are teachers, fire fighters, police, or emergency technicians and gives them the opportunity to purchase city-wide HUD foreclosed property at a 50% discount.

### **ITEMS FROM BOARD MEMBERS:**

Ms. Biggerstaff reminded the Board that the Safe, Sound, and Fit Workshop for seniors will be held next week. September 18, 2009 is the last day to register for the workshop.

### **ADJOURN:**

Ms. Hollers moved to adjourn the Community Resource Board meeting, seconded by Mr. Martin. The Board voted 7-0 to approve the motion. (Ayes: Hayes, Biggerstaff, Sullivan, Wood, Hartsell, Martin, Hollers. Nays: None.)

There being no further business before the Board, the meeting was adjourned at 4:00 p.m.

Respectfully submitted,

Dan Curry, Ex-Officio  
Greensboro Community Resource Board

DC:sm/jd